



# HIPO FAQ'S

## **RUTHERFORD COUNTY, NC HIGH IMPACT PROTECTION ORDINANCE FREQUENTLY ASKED QUESTIONS**

### **What is the purpose of this ordinance?**

To provide a practical level of protection and promote the health, safety and general welfare of the citizens of Rutherford County by establishing a minimum setback distance for operations with objectionable levels of noise, odors, vibrations, fumes, light, smoke, and other impacts upon the lands adjacent to them.

### **What type of company / business does it apply to?**

The following 19 diverse industrial activities separated by their impact into a range of five classes:

#### **Class I**

1. AIRPORTS
2. CONCRETE SUPPLIERS (READY MIX)

#### **CLASS II**

1. Chemical Manufacturing and Storage Facilities
2. Cement Manufacturers
3. Sawmills
4. Propane, Gasoline, and Fuel Oil Bulk Storage Facilities
5. Scrap Metal Salvage Yards
6. Chip Mills, Enclosed

#### **CLASS III**

1. Commercial Incinerators
2. Motor Sports Activities
3. Chip Mills, Open
4. Local Solid Waste Management Facilities/Landfills

#### **CLASS IV**

1. Asphalt Plants
2. Hazardous Waste Facilities
3. Slaughtering and Processing Plants
4. Pulp and Paper Mills

#### **CLASS V**

1. Explosives Manufacturing, Storage and Wholesale
2. Regional Solid Waste Management Facilities/Landfills
3. Mining and Extraction Operations and Quarries

**Will this ordinance keep jobs from coming if adopted?**

No...County Economic Development says "Highly unlikely." EDC was key in the process to write this ordinance to create something that would encourage desirable growth and avoid deterring potential business / industry from locating here.

**What protection will neighboring properties have?**

Class I - 100' setback from property boundary

CLASS II - 250' setback from property boundary

CLASS III - 500' setback from property boundary

CLASS IV - 1,000' setback from property boundary

CLASS V - 2,000' setback from property boundary

**What about in town limits?**

These rules do NOT apply in town; this ordinance only applies to "Un-incorporated" Rutherford County, NC.

**Can a neighbor "waiver" their distance from the boundary?**

No; the setback distance applies to the property boundary. No exceptions.

**Is there any grandfathering allowed for existing business?**

Yes, if an existing industry named in this ordinance does not currently conform to this ordinance, it will be grandfathered. Expansion of an existing non-conforming industry may be permitted in compliance with Article III of this ordinance.